

080.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

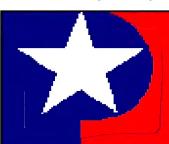
Total Card / Total Parcel
1,217,400 / 1,217,400

USE VALUE:

1,217,400 / 1,217,400

ASSESSED:

1,217,400 / 1,217,400


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
14		BRATTLE LN, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CHHABRA ALANKAR & SHELLEY G	
Owner 2:		
Owner 3:		

Street 1:	14 BRATTLE LN
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

PREVIOUS OWNER

Owner 1:	BRATTLE LANE LIMITED PARTNER. -
Owner 2:	-

Street 1:	209 WEST CENTRAL ST
Twn/City:	NATICK

St/Prov:	MA	Cntry:	
Postal:	01760		

NARRATIVE DESCRIPTION

This parcel contains 7,435 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Vinyl Exterior and 2806 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7435		Sq. Ft.	Site		0	70.	0.86	5									450,137						450,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7435.000	767,300		450,100	1,217,400		49600
							GIS Ref
							GIS Ref
							Insp Date
							11/09/18

Total Card	0.171	767,300		450,100	1,217,400	Entered Lot Size
Total Parcel	0.171	767,300		450,100	1,217,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	433.86	/Parcel: 433.8	Land Unit Type:

PREVIOUS ASSESSMENT **Parcel ID** 080.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	767,300	0	7,435.	450,100	1,217,400	1,217,400	Year End Roll	12/18/2019
2019	101	FV	590,500	0	7,435.	456,600	1,047,100	1,047,100	Year End Roll	1/3/2019
2018	101	FV	590,500	0	7,435.	340,800	931,300	931,300	Year End Roll	12/20/2017
2017	101	FV	590,500	0	7,435.	308,700	899,200	899,200	Year End Roll	1/3/2017
2016	101	FV	590,500	0	7,435.	295,800	886,300	886,300	Year End	1/4/2016
2015	101	FV	578,600	0	7,435.	250,800	829,400	829,400	Year End Roll	12/11/2014
2014	101	FV	578,600	0	7,435.	237,900	816,500	816,500	Year End Roll	12/16/2013
2013	101	FV	578,600	0	7,435.	226,400	805,000	805,000		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRATTLE LANE LI	54070-253		12/29/2009		815,000	No	No		
IVERS-RUMA LOUI	44114-488		11/17/2004	Portion-Asst	750,000	No	No		
	21521-311		11/1/1991		99	No	No	F	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/29/2008	522	New Buil	297,000	C		G10	GR FY10	NEW SF COLONIAL	11/9/2018	MEAS&NOTICE	CC	Chris C
3/11/2008	229	Demoliti	5,000	O				demolish #128 Brat	6/23/2009	Info Fm Prmt	BR	B Rossignol
									1/12/2009	Measured	336	PATRIOT
									12/16/2008	Meas/Inspect	197	PATRIOT
									6/21/2004	Inspected	BR	B Rossignol
									1/18/2000	Mailer Sent		
									1/18/2000	Measured	277	PATRIOT
									12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

ACTIVITY INFORMATION

PRIOR ID # 1:	49600
PRIOR ID # 2:	
PRIOR ID # 3:	
PRIOR ID # 1:	
PRIOR ID # 2:	
PRIOR ID # 3:	
PRINT	
Date	
Time	
12/10/20	21:16:03
LAST REV	
Date	
Time	
04/30/19	14:44:26

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

11/9/2018 MEAS&NOTICE CC Chris C
6/23/2009 Info Fm Prmt BR B Rossignol
1/12/2009 Measured 336 PATRIOT
12/16/2008 Meas/Inspect 197 PATRIOT
6/21/2004 Inspected BR B Rossignol
1/18/2000 Mailer Sent
1/18/2000 Measured 277 PATRIOT
12/1/1981 CM

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

